

Meeting Minutes of the Subdivision Authority
Tuesday, April 7th 2026
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, Jim Welsch and John MacGarva,

Staff: Chief Administrative Officer Roland Milligan and Development Officer Laura McKinnon

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent:

COMMENCEMENT

Reeve Rick Lemire called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Jim Welsch 26/014

Moved that the Subdivision Authority Agenda for April 7th, 2026, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Tony Bruder 26/015

Moved that the February 3rd, 2026, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Jim Welsch 26/016

Moved that the Subdivision Authority close the meeting to the public, under the authority of the *Municipal Government Act* Section 197(2.1), the time being 6:01 pm.

Carried

Councillor John MacGarva 26/017

Moved that the Subdivision Authority open the meeting to the public, the time being 6:11 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
April 7, 2026

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATION

- a. Subdivision Application No. 2025-0-196
Theresa & Stewart Hann
SW 34-7-2 W5 and Block 4, Plan 7910279 within NW 37-7-2 W5

Councillor John MacGarva

26/018

THAT the Rural Business subdivision of SW1/4 34-7-2-W5M and Block 4, Plan 7910279 within NW1/4 27-7-2-W5M (Certificate of Title No. 181 145 188, 181 145 211), to create a 16.00 acre (6.48 ha) parcel from an 7.56 acre (3.06 ha) parcel and a portion of an 87.68 ac (35.48 ha) parcel which presently contains a shop; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the 8.45 acres (3.42 ha) portion of SW 1/4 Section 34, Township 7, Range 2, West 5 Meridian, title number 181 145 188, be consolidated with Block 4, Plan 791 0279, title number 181 145 211, in a matter such that the resulting Certificate of Title could not be subdivided without the Approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. AB Transportation and Economic Corridors has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the Matters Relating to Subdivision and Development Regulation to accommodate the proposal.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
5. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.

6. NEW BUSINESS

Nil

MINUTES
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7. **NEXT MEETING** – Tuesday, May 5th, 2026; 6:00 pm.

8. **ADJOURNMENT**

Councillor Tony Bruder

26/019

Moved that the meeting adjourn, the time being 6:12 pm.

Carried



Rick Lemire, Reeve
Subdivision Authority



Laura McKinnon, Secretary
Subdivision Authority